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**THE VILLAGE OF WILLOW SPRINGS  
COOK COUNTY, ILLINOIS**

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**ORDINANCE  
NUMBER 2020- O - 03**

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**AN ORDINANCE APPROVING A FINAL PLAT OF SURVEY FOR THE  
WILLOW RIDGE SUBDIVISION**

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**JOHN M. CARPINO, President**

**MARY JANE MANNELLA, Clerk**

**THOMAS E. BIRKS  
TERRANCE M. CARR  
MICHAEL C. KENNEDY  
ERNIE MOON  
MELISSA N. NEDDERMEYER  
FRED POSCH**

**TRUSTEES**

# **ORDINANCE OF THE VILLAGE BOARD VILLAGE OF WILLOW SPRINGS**

## **ORDINANCE 2020-O-03**

### **AN ORDINANCE APPROVING A FINAL PLAT OF SURVEY FOR THE WILLOW RIDGE SUBDIVISION**

**WHEREAS**, the President and Village Board find that it is in the best interest of the Village and residents thereof to approve the Willow Ridge Subdivision;

**WHEREAS**, the Village Planning and Zoning Commission approved the preliminary plat of survey for Willow Ridge Subdivision (hereafter, "Subdivision") on October 3, 2018;

**WHEREAS**, a Final Plat of Subdivision has been prepared by Engineering Resource Associates, and is attached hereto as Exhibit A;

**WHEREAS**, the Village's Municipal Engineers have approved said Final Plat subject to certain conditions;

**NOW THEREFORE, BE IT ORDAINED**, by the Village Board of the Village of Willow Springs, Cook County, Illinois, as follows:

**SECTION 1:** That the foregoing Findings and Recitals are hereby adopted and incorporated herein by reference, as though the same were fully set forth herein.

**SECTION 2:** That the Final Plat for the Willow Ridge Subdivision, attached as Exhibit A hereto, is approved by the Village subject to the following terms and conditions:

A. As the final Engineer's Opinion of Cost for the improvements has been submitted to establish the Development Security, and as one development security covering the improvements in both Willow Springs and Burr Ridge will be posted by the developer, the two Villages will enter into an agreement on the use and release of the security. The development security must be in place prior to the recording the final plat.

B. Although an MWRD permit has been issued, it remains the developer's and contractor's responsibility to notify the MWRD for construction inspections as required.

C. The developer or contractor is required to obtain a permit from West Suburban Water Commission prior to any water service connections.

D. The developer or contractor is required to obtain a permit from the Cook County Highway Department prior to any work in the German Church Road right of way. This permit is pending release.

E. The developer is required to keep a set of the approved plans on site while construction is taking place.

F. The developer or contractor is required to obtain a permit from the IEPA NPDES and said permit must be in place and posted on the site concurrently with erosion control being installed. It is the developer's responsibility to perform and keep records of the required inspections of the erosion control measures.

G. The developer is required to pay all fees and contributions as required by the Village Subdivision Regulations. These fees and contributions must be paid prior to recording the final plat. A summary memo of these contributions was provided to the developer on January 30, 2020.

H. The Village recommends that the developer establish a Homeowner's Association to manage and maintain the detention basin and privately owned rear yard storm sewers.

**SECTION 3 :** That if any part or parts of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of the remaining parts of this Ordinance. The Village Board declare hereby that they would have passed the remaining parts of this Ordinance, if they had known that such part or parts thereof would be declared unconstitutional.

**SECTION 4:** The Village Clerk of the Village of Willow Springs is directed hereby to publish this Ordinance in pamphlet form.

**SECTION 5:** This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form.

**(THIS SPACE INTENTIONALLY LEFT BLANK)**

**Ordinance 2020-O-03, Approved and adopted** by the President and Board of Trustees of the Village of Willow Springs, Cook County, Illinois this 13<sup>th</sup> day of February 2020, pursuant to a roll call vote, as follows:

	PRESENT	ABSENT	YES	NO	ABSTAIN
Trustee Birks	✓		✓		
Trustee Carr		✓			
Trustee Kennedy	✓		✓		
Trustee Moon	✓		✓		
Trustee Neddermeyer	✓		✓		
Trustee Posch	✓		✓		
President Carpino		✓			
TOTAL	5	2	5	0	0

  
John M. Carpino, Village President

ATTEST:

  
Mary Jane Mannella, Village Clerk



Published in pamphlet form by order of the Village Board this 13<sup>th</sup> day of February, 2020.

  
Mary Jane Mannella, Village Clerk

STATE OF ILLINOIS       )  
                                      ) SS  
COUNTY OF COOK       )

**CERTIFICATION**

I, Mary Jane Mannella, DO HEREBY CERTIFY that I am the duly qualified and appointed Village Clerk of the Village of Willow Springs, Cook County, Illinois, and that as such Village Clerk I do have charge of and custody of the books and records of the Village of Willow Springs, Cook County, Illinois.

I DO HEREBY FURTHER CERTIFY that the foregoing is a full, true and correct copy of **ORDINANCE NO. 2020-O-03, "AN ORDINANCE APPROVING A FINAL PLAT OF SURVEY FOR WILLOW RIDGE SUBDIVISION,"** adopted and approved by the President and Board of Trustees of the Village of Willow Springs, Illinois, on **February 13, 2020.**

IN WITNESS WHEREOF, I have hereunto affixed my hand and the Corporate Seal of the Village of Willow Springs, Cook County, Illinois on **February 13, 2020.**

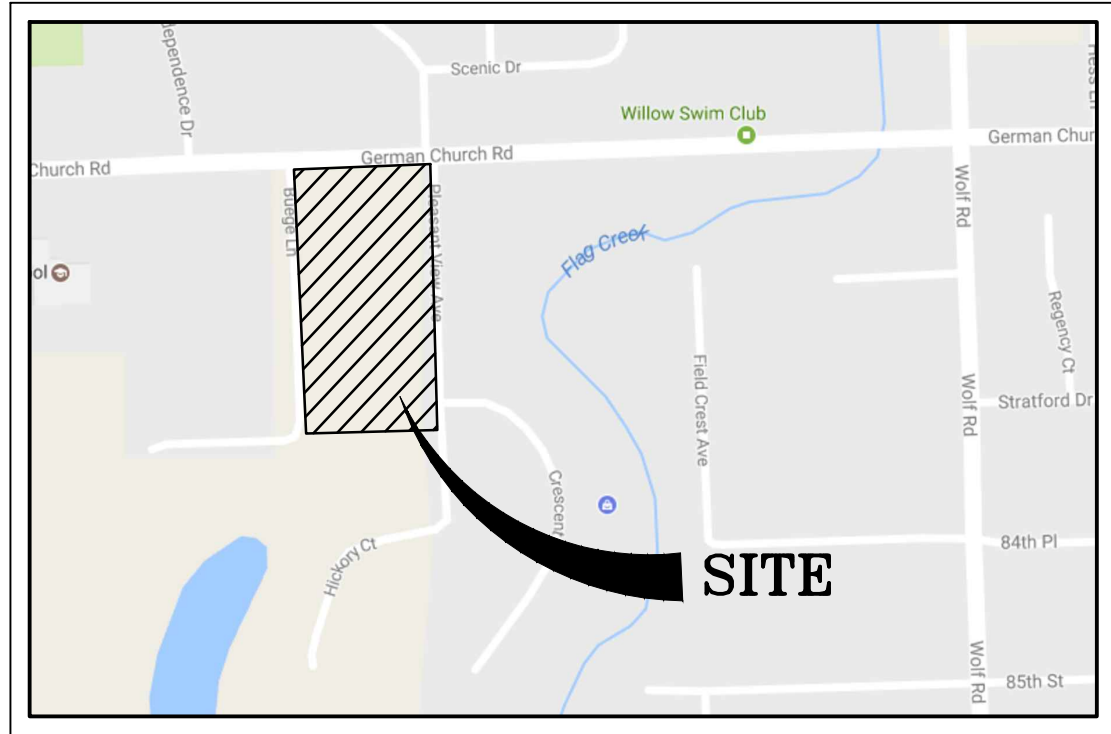


  
Mary Jane Mannella, Village Clerk  
Village of Willow Springs, Cook County, Illinois

EXHIBIT A – FINAL PLAT FOR WILLOW RIDGE SUBDIVISION



CURRENT P.I.N.:  
18-31-400-019



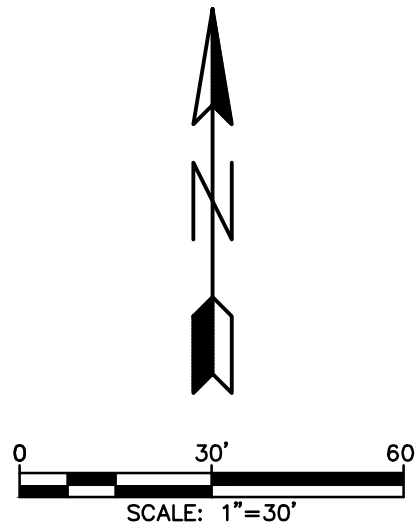
**SITE MAP**  
NOT TO SCALE

# FINAL PLAT FOR WILLOW RIDGE SUBDIVISION BURR RIDGE, ILLINOIS WILLOW SPRINGS, ILLINOIS

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP  
38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBMITTED FOR RECORDING BY AND RETURN TO:  
VILLAGE OF BURR RIDGE  
7660 COUNTY LINE ROAD  
BURR RIDGE, ILLINOIS 60527

SUBMITTED FOR RECORDING BY AND RETURN TO:  
VILLAGE OF WILLOW SPRINGS  
ONE VILLAGE CIRCLE  
WILLOW SPRINGS, ILLINOIS 60480



- LEGEND**
- EX. PROPERTY LINE
  - EX. LOT LINE
  - EX. EASEMENT LINE
  - PROPOSED CORPORATE LIMITS
  - CENTERLINE
  - EASEMENT LINE HEREBY GRANTED
  - PROPOSED LOT LINE
  - PROPOSED BUILDING LINE

- ABBREVIATIONS**
- |          |                       |
|----------|-----------------------|
| A        | ARC LENGTH            |
| CH       | CHORD                 |
| CONC.    | CONCRETE              |
| E        | EAST                  |
| FIP      | FOUND IRON PIPE       |
| FIR      | FOUND IRON ROD        |
| N        | NORTH                 |
| R.O.W.   | RIGHT OF WAY          |
| S        | SOUTH                 |
| W        | WEST                  |
| B.S.L.   | BUILDING SETBACK LINE |
| DOC.     | DOCUMENT              |
| (XXX.XX) | RECORD INFORMATION    |
| XXX.XX   | MEASURED INFORMATION  |

## AREA SUMMARY

LOT 1:	22,500 SQUARE FEET (0.517 ACRES±)
LOT 2:	22,500 SQUARE FEET (0.517 ACRES±)
LOT 3:	22,500 SQUARE FEET (0.517 ACRES±)
LOT 4:	22,145 SQUARE FEET (0.508 ACRES±)
LOT 5:	15,364 SQUARE FEET (0.353 ACRES±)
LOT 6:	15,356 SQUARE FEET (0.353 ACRES±)
LOT 7:	15,348 SQUARE FEET (0.352 ACRES±)
LOT 8:	15,340 SQUARE FEET (0.352 ACRES±)
OUTLOT A:	26,618 SQUARE FEET (0.611 ACRES±)
R.O.W. DEDICATED TO GERMAN CHURCH ROAD:	12,145 SQUARE FEET (0.279 ACRES±)
R.O.W. DEDICATED TO PLEASANT VIEW DRIVE:	10,546 SQUARE FEET (0.242 ACRES±)
TOTAL:	200,362 SQUARE FEET (4.600 ACRES±)

## ZONING DATA

VILLAGE OF BURR RIDGE  
ZONING DISTRICT CLASSIFICATION  
LOTS 1-8 AND OUTLOT A: R-2B

PROPOSED VILLAGE OF BURR RIDGE  
ZONING DISTRICT CLASSIFICATION  
LOTS 1-4: R-3

PROPOSED VILLAGE OF WILLOW SPRINGS  
ZONING DISTRICT CLASSIFICATION  
LOTS 5-8 AND OUTLOT A: SR-1

### GENERAL NOTES

- THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM - EAST ZONE (NAD 83).
- CHECK LEGAL DESCRIPTION WITH DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY IMMEDIATELY. BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE AS SHOWN ON THE RECORDED SUBDIVISION OR AS INDICATED.
- ALL AREAS LISTED IN THE AREA SUMMARY TABLE ARE MORE OR LESS.
- ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
- OUTLOT A WILL PROVIDE STORMWATER DETENTION FOR, AND WILL BE OWNED BY THE OWNERS OF LOTS 1-8.

DRAWN BY: CNB  
CHECKED BY: TBM  
APPROVED BY: TBM



35701 WEST AVENUE, SUITE 150  
WARRENVILLE, ILLINOIS 60555  
PHONE (630) 393-3060  
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875  
CHICAGO, ILLINOIS 60606  
PHONE (312) 474-7841  
FAX (312) 474-6099

2416 GALEN DRIVE  
CHAMPAIGN, ILLINOIS 61821  
PHONE (217) 351-6268  
FAX (217) 355-1902

### PREPARED FOR:

**GREEN PARK  
CONSTRUCTION LLC**

### TITLE:

**WILLOW RIDGE  
PLAT OF SUBDIVISION**

SCALE: 1"=30'  
DATE: 03-22-19  
JOB NO: 150707.A0  
SHEET 1 OF 2



FINAL PLAT  
FOR  
WILLOW RIDGE SUBDIVISION  
BURR RIDGE, ILLINOIS  
WILLOW SPRINGS, ILLINOIS

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP  
38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

VILLAGE OF BURR RIDGE

VILLAGE ENGINEERS CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

I, \_\_\_\_\_, VILLAGE ENGINEER OF THE VILLAGE OF BURR RIDGE, ILLINOIS HEREBY CERTIFY THAT THE LAND  
IMPROVEMENTS IN THIS SUBDIVISION, AS SHOWN BY THE PLANS AND SPECIFICATIONS THEREFOR, MEET THE MINIMUM  
REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED AT BURR RIDGE, DUPAGE COUNTY, ILLINOIS THIS \_\_\_\_DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

VILLAGE ENGINEER

VILLAGE CLERK CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF COOK } SS

I, \_\_\_\_\_, VILLAGE CLERK OF THE VILLAGE OF BURR RIDGE, ILLINOIS, DO HEREBY CERTIFY THAT THIS  
SUBDIVISION PLAT WAS PRESENTED TO AND BY RESOLUTION OR ORDER DULY APPROVED BY THE BOARD OF TRUSTEES OF SAID

VILLAGE AT ITS MEETING HELD ON \_\_\_\_\_ AND THAT THE REQUIRED BOND OR OTHER  
QUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID VILLAGE.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL OF THE VILLAGE OF BURR RIDGE, ILLINOIS, THIS \_\_\_\_\_

DAY OF \_\_\_\_\_, 20\_\_\_\_.

VILLAGE CLERK

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS }  
COUNTY OF COOK } SS

I, \_\_\_\_\_, VILLAGE TREASURER OF THE VILLAGE OF BURR RIDGE, DO HEREBY  
CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR  
ANY DEFERRED INSTALLMENTS OF ANY OUTSTANDING UNPAID SPECIAL ASSESSMENTS WHICH HAVE NOT  
BEEN DIVIDED IN ACCORDANCE WITH THE PROPOSED SUBDIVISION AND DULY APPROVED BY THE COURT  
THAT CONFIRMED THE SPECIAL ASSESSMENT THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT  
OF LAND INCLUDED IN THE PLAT.

DATED AT BURR RIDGE, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

VILLAGE TREASURER

VILLAGE OF WILLOW SPRINGS

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF COOK } SS

UNDER THE AUTHORITY PROVIDED BY THE ILLINOIS CONSOLIDATED STATUTES, ENACTED BY THE STATE OF ILLINOIS AND  
ORDINANCE ACCEPTED BY THE VILLAGE BOARD OF THE VILLAGE OF WILLOW SPRINGS THE DEDICATIONS AND GRANTS OF  
RIGHTS-OF-WAY AND EASEMENTS HEREON ARE ACCEPTED.

APPROVED BY THE PLAN COMMISSION AT A MEETING HELD ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

CHAIRMAN

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF COOK } SS

APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF WILLOW SPRINGS, ILLINOIS. A MEETING HELD ON

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

VILLAGE PRESIDENT

VILLAGE CLERK

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF COOK } SS

I DO NOT FIND ANY DELINQUENT ASSESSMENTS OR UNPAID CURRENT SPECIAL  
ASSESSMENTS AGAINST THE TRACT OF LAND DESCRIBED HEREON.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

VILLAGE COLLECTOR

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF COOK } SS

I, \_\_\_\_\_, VILLAGE ENGINEER OF THE VILLAGE OF WILLOW SPRINGS,  
ILLINOIS HEREBY CERTIFY THAT THE LAND IMPROVEMENTS IN THIS SUBDIVISION, AS SHOWN BY THE  
PLANS AND SPECIFICATIONS THEREFOR, MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE  
BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED AT WILLOW SPRINGS, COOK COUNTY, ILLINOIS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

VILLAGE ENGINEER

OWNER'S CERTIFICATE

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED  
PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON,  
FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE  
SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

I HEREBY DEDICATE FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS,  
ALLEYS, AND FACILITIES; AND I HEREBY ALSO RESERVE FOR THAT COMPANY OR COMPANIES WHICH HAVE  
BEEN GRANTED BY THE VILLAGE OR OTHER ENTITIES WITH THE POWER TO DO SO, FRANCHISES WITHIN  
THE VILLAGE FOR UTILITY SERVICES, INCLUDING NATURAL GAS, ELECTRICITY, TELEPHONE, WATER, SEWER,  
CABLE, AND OTHER SIMILAR ENTITIES THE EASEMENT PROVISIONS, WHICH ARE STATED ON THEIR  
STANDARD FORM, WHICH IS ATTACHED HERETO.

THIS IS TO CERTIFY, AS OWNER OF THE PROPERTY DESCRIBED HEREIN AND LEGALLY DESCRIBED ON THE  
PLAT, THAT I HAVE DETERMINED TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT EACH OF THE  
SUBJECT LOTS LIE WHOLLY WITHIN ELEMENTARY SCHOOL DISTRICT 107 AND LYONS TOWNSHIP HIGH  
SCHOOL DISTRICT 204.

(ADDRESS)

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_

NOTARY CERTIFICATE

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE  
AFORESAID, DO HEREBY CERTIFY THAT

\_\_\_\_\_, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE  
SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND  
ACKNOWLEDGE THAT THEY SIGNED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES  
AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_.

NOTARY PUBLIC

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

NON-EXCLUSIVE PERPETUAL EASEMENTS ARE HEREBY RESERVED AND GRANTED TO THE VILLAGE OF BURR RIDGE AND THE VILLAGE OF WILLOW SPRINGS, AND TO THOSE PUBLIC UTILITY  
COMPANIES OPERATING UNDER FRANCHISES FROM THE VILLAGE OF BURR RIDGE AND THE VILLAGE OF WILLOW SPRINGS INCLUDING, BUT NOT LIMITED TO, COMMONWEALTH EDISON COMPANY,  
AMERITECH, NICOR, AT&T CABLE, AND THEIR SUCCESSORS AND ASSIGNS OVER ALL AREAS MARKED, "PUBLIC UTILITIES AND DRAINAGE EASEMENT" AND THOSE AREAS DESIGNATED "P.U. &  
D.E." ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITY TRANSMISSION AND  
DISTRIBUTION SYSTEMS, AND INCLUDING BUT NOT LIMITED TO OVERLAND DRAINAGE, STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS,  
CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE AND/OR UTILITY COMPANIES, OVER, UPON, ALONG, UNDER AND  
THROUGH SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO  
GRANTED TO CUT DOWN AND TRIM OR REMOVE ANY FENCES, TEMPORARY STRUCTURES, TREES, SHRUBS, OR OTHER PLANTS WITHOUT THE OBLIGATION TO RESTORE OR REPLACE AND WITHOUT  
NEED FOR PROVIDING COMPENSATION THEREFOR ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES, NO PERMANENT BUILDINGS OR OTHER  
STRUCTURES SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH  
THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED FOR BOTH SEWER AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE  
VILLAGE OF BURR RIDGE AND THE VILLAGE OF WILLOW SPRINGS AND TO VILLAGE APPROVAL AS TO DESIGN AND LOCATION.

PERPETUAL EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF BURR RIDGE AND THE VILLAGE OF WILLOW SPRINGS AND OTHER GOVERNMENTAL AUTHORITIES HAVING  
JURISDICTION OF THE LAND SUBDIVIDED HEREBY, OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS, AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES  
INCLUDING WATER, STORM, AND SANITARY SEWER SERVICE AND MAINTENANCE AND EMERGENCY AND ROUTINE POLICE, FIRE, AND OTHER PUBLIC SAFETY RELATED SERVICES.

STORM WATER MANAGEMENT EASEMENT MAINTENANCE PROVISIONS

OWNER, ON BEHALF OF ITSELF, THEIR SUCCESSORS AND ASSIGNS, AND ALL FUTURE HOLDERS OF TITLE TO THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAT (COLLECTIVELY, THE  
"OWNER"), HEREBY COVENANTS AND AGREES WITH THE VILLAGE OF BURR RIDGE AND THE VILLAGE OF WILLOW SPRINGS AS FOLLOWS:

OWNER SHALL MAINTAIN, OPERATE AND REPAIR THE PORTIONS OF THE PROPERTY IDENTIFIED ON THIS PLAT AS THE "STORM WATER MANAGEMENT EASEMENT" AT ALL TIMES IN A MANNER  
CONSISTENT WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE VILLAGE (AND UPON REQUEST, FURNISH PROOF OF COMPLIANCE THEREWITH). THE OWNER GRANTS TO THE VILLAGE  
OF BURR RIDGE AND THE VILLAGE OF WILLOW SPRINGS AND ITS DESIGNEES THE RIGHT OF ACCESS UPON, OVER AND ACROSS THE PROPERTY TO INSPECT THE STORM WATER MANAGEMENT  
EASEMENT AND TO PERFORM MAINTENANCE OF SAID EASEMENT (AND TO STORE EQUIPMENT NECESSARY THEREFORE) WHICH THE OWNER HAS FAILED TO PERFORM, IF SUCH FAILURE  
CONTINUES FOR THIRTY (30) DAYS AFTER WRITTEN NOTICE FROM THE VILLAGE OF BURR RIDGE AND THE VILLAGE OF WILLOW SPRINGS OF SUCH FAILURE. THE VILLAGE OF BURR RIDGE AND  
THE VILLAGE OF WILLOW SPRINGS MAY ENTER THE PROPERTY AND PERFORM SUCH WORK AS SHOULD HAVE BEEN UNDERTAKEN BY THE OWNER WITHOUT NOTICE TO THE OWNER IN AN  
EMERGENCY (E.G. WHERE PERSONAL INJURY OR MATERIAL DAMAGE TO PROPERTY MAY BE IMMINENT). THE OWNER SHALL BE LIABLE FOR THE COST OF ANY MAINTENANCE SO PERFORMED BY  
THE VILLAGE OF BURR RIDGE AND THE VILLAGE OF WILLOW SPRINGS AND SHALL PROMPTLY REIMBURSE THE VILLAGE OF BURR RIDGE AND THE VILLAGE OF WILLOW SPRINGS FOR SUCH  
COSTS, WITH INTEREST AT STATUTORY PRE-JUDGEMENT RATE CALCULATED FROM THE DATE OF EXPENDITURE. UPON RECDORDATION BY THE VILLAGE OF BURR RIDGE AND THE VILLAGE OF  
WILLOW SPRINGS OF A CLAIM FOR THE REIMBURSEMENT, THE VILLAGE OF BURR RIDGE AND THE VILLAGE OF WILLOW SPRINGS SHALL HAVE A FORECLOSEABLE LIEN UPON THE PROPERTY TO  
SECURE REIMBURSEMENT.

IN ADDITION TO OTHER REMEDIES PROVIDED FOR ABOVE, UPON OWNER'S FAILURE TO MAINTAIN THE STORM WATER MANAGEMENT EASEMENT (AFTER NOTICE WHERE REQUIRED AS AFORESAID),  
THE VILLAGE OF BURR RIDGE AND THE VILLAGE OF WILLOW SPRINGS SHALL BE ENTITLED TO ALL REMEDIES AT LAW OR EQUITY TO ENFORCE THIS AGREEMENT, INCLUDING ALL REMEDIES FOR  
THE ABATEMENT OF A NUISANCE, WHICH REMEDIES SHALL BE CUMULATIVE AND NOT EXCLUSIVE. IF A JUDGEMENT IS ENTERED AGAINST THE OWNER, THE OWNER SHALL PAY REASONABLE  
ATTORNEY'S FEES AND COST OF THE VILLAGE OF BURR RIDGE AND THE VILLAGE OF WILLOW SPRINGS. THE VILLAGE OF BURR RIDGE AND THE VILLAGE OF WILLOW SPRINGS SHALL NOT BE  
LIABLE TO OWNER OR ANY PARTY CLAIMING THROUGH THE OWNER FOR ANY DAMAGE CAUSED BY IT IN THE PERFORMANCE OF ANY MAINTENANCE UNDERTAKEN IN PURSUANT TO THIS  
AGREEMENT, UNLESS SUCH DAMAGE IS CAUSED BY WANTON OR WILLFUL CONDUCT. FAILURE TO ENFORCE A RIGHT GRANTED HEREUNDER SHALL NOT BE DEEMED A WAIVER OF SUCH RIGHT  
OR ANY OTHER RIGHTS HEREUNDER, NO PARTY SHALL BE LIABLE FOR FAILURE TO ENFORCE THE PROVISION HEREOF.

THE OWNER RESERVES UNTO ITSELF ALL RIGHTS NOT MATERIALLY INCONSISTENT WITH THESE PROVISIONS, INCLUDING THE RIGHT TO IMPROVE THE PROPERTY AND TO GRANT EASEMENTS AND  
OTHER RIGHTS AND INTERESTS IN AND TO SAID PROPERTY. THE OWNER'S OBLIGATIONS UNDER THESE PROVISIONS MAY BE ASSUMED BY AN OWNER'S ASSOCIATION, UPON WRITTEN NOTICE  
OF SUCH ASSUMPTION, ANY NOTICE OF NON-PERFORMANCE BY THE VILLAGE OF BURR RIDGE AND THE VILLAGE OF WILLOW SPRINGS SHALL BE GIVEN TO SUCH OWNER'S ASSOCIATION.  
HOWEVER, EACH OWNER (IF THERE IS MORE THAN ONE) IS AND SHALL REMAIN INDIVIDUALLY AND COLLECTIVELY LIABLE FOR ALL THE OBLIGATIONS OF AN "OWNER" HEREUNDER IF THE  
ASSOCIATION FAILS TO PERFORM SUCH OBLIGATIONS. IF TITLE TO ALL OR ANY PART OF THE PROPERTY IS VESTED IN A LAND TRUST, ANY BENEFICIARIES THEREOF SHALL BE PERSONALLY  
LIABLE FOR ALL OBLIGATIONS IMPOSED HEREBY ON THE "OWNER" OF SUCH PROPERTY OR PORTION THEREOF SO OWNED.

SURFACE WATER STATEMENT

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE  
CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH  
SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR  
COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE  
SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN  
ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD  
OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20 \_\_\_\_

ILLINOIS REGISTERED PROFESSIONAL ENGINEER

STATE REGISTRATION NUMBER

REGISTRATION EXPIRATION / RENEWAL DATE

OWNER / COMPANY NAME:

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
SIGNATURE SIGNATURE

TITLE: \_\_\_\_\_ TITLE: \_\_\_\_\_  
PRINT TITLE PRINT TITLE

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF COOK } SS

I, \_\_\_\_\_, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY,  
THAT I FIND NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID  
FORFEITED TAXES, NO DELINQUENT OR UNPAID SPECIAL ASSESSMENTS, NO REDEEMABLE TAX SALES  
AGAINST ANY OF THE LAND SHOWN ON THIS PLAT OF SUBDIVISION AND NO DEFERRED INSTALLMENTS  
OF ANY OUTSTANDING UNPAID SPECIAL ASSESSMENTS WHICH HAVE NOT BEEN DIVIDED IN ACCORDANCE  
WITH THE PROPOSED SUBDIVISION AND DULY APPROVED BY THE COURT THAT CONFIRMED THE SPECIAL  
ASSESSMENT.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

COUNTY CLERK, COOK COUNTY, ILLINOIS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

THIS IS TO CERTIFY THAT I, TIMOTHY B. MARTINEK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NO.  
035-003782, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THE EAST 304 FEET OF THE NORTH 660 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER  
OF SECTION 31, TOWNSHIP 38 N, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,  
ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND  
SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL  
REGULATIONS ENACTED BY THE VILLAGE OF BURR RIDGE AND THE VILLAGE OF WILLOW SPRINGS RELATIVE TO  
PLATS AND SUBDIVISIONS HAVE BEEN COMPILED WITH THE PREPARATION OF THIS PLAT.

I DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON FALLS IN ZONE X (AREAS DETERMINED TO  
BE OUTSIDE THE 500-YEAR FLOODPLAIN) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY  
FLOOD INSURANCE RATE MAP NUMBER 17031C0582J WITH AN EFFECTIVE DATE OF AUGUST 19 2008.

I FURTHER CERTIFY THAT, THIS SUBDIVISION LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF BURR  
RIDGE AND THE VILLAGE OF WILLOW SPRINGS, WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND  
IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS  
5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

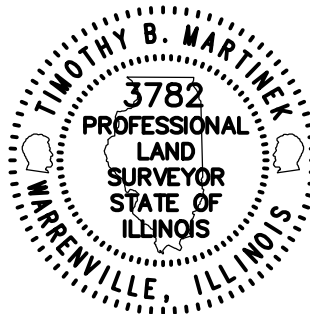
GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003782  
LICENSE EXPIRES NOVEMBER 30, 2020

DESIGN FIRM PROFESSIONAL LICENSE NO. 184-001186  
LICENSE EXPIRES APRIL 30, 2019

DATE OF FIELD SURVEY: NOVEMBER 28, 2018  
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS  
MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



DRAWN BY: CNB

CHECKED BY: TBM

APPROVED BY: TBM



35701 WEST AVENUE, SUITE 150  
WARRENVILLE, ILLINOIS 60555  
PHONE (630) 393-3060  
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875  
CHICAGO, ILLINOIS 60606  
PHONE (312) 474-7841  
FAX (312) 474-6099

2416 GALEN DRIVE  
CHAMPAIGN, ILLINOIS 61821  
PHONE (217) 351-6268  
FAX (217) 355-1902

PREPARED FOR:

GREEN PARK  
CONSTRUCTION LLC

TITLE:

WILLOW RIDGE  
PLAT OF SUBDIVISION

SCALE: 1"=30'

DATE: 03-22-19

JOB NO: 150707.A0

SHEET 2 OF 2